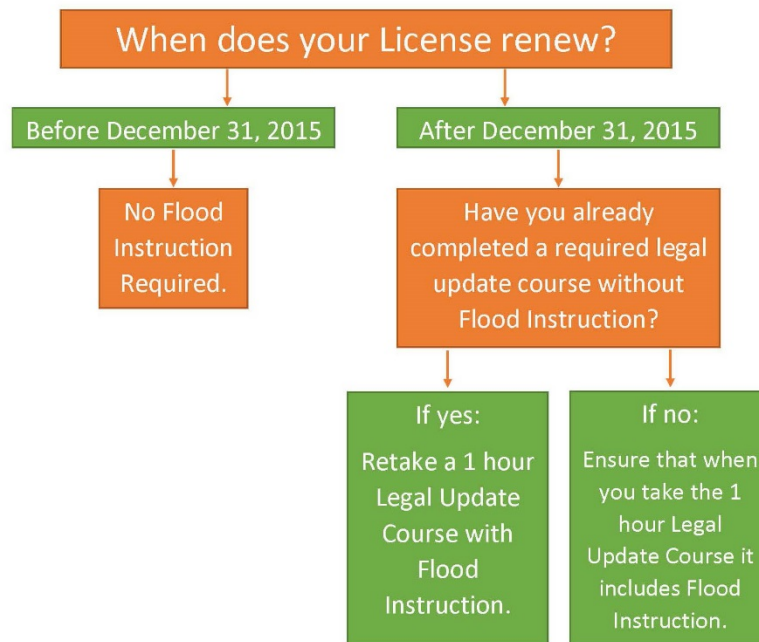


FLOOD INSTRUCTION REQUIREMENT

The 2015 Virginia General Assembly approved HB 2295 to require certain active real estate licensees complete continuing education in "flood hazard areas and the National Flood Insurance Program" (Flood Instruction) as a condition for license renewal. Flood Instruction content will be included in Real Estate Board-approved continuing education (CE) courses under the Legal Updates (LU) subject area, some as early as October 1, 2015. All Board-approved LU CE courses will include Flood Instruction content beginning January 1, 2016, the effective date of the new law.

The new law applies to active brokers and active experienced salespersons (those salespersons who have renewed their license at least one time). Brokers and experienced salespersons on inactive status will only need to complete Flood Instruction CE when they wish to activate their license after December 31, 2015.



All active brokers and active experienced salespersons who renew their license after December 31, 2015, must complete a Board-approved LU CE course that includes Flood Instruction to renew their licenses. If you renew your license after December 31, 2015, and you already completed a Board-approved LU CE course that DID NOT include Flood Instruction, you will receive Real Estate Related (Elective) credit instead of LU credit for that course-and you still must take a LU course with Flood Instruction to renew your active license.

WHAT DOES THIS MEAN FOR ALPHA COURSES?

Alpha currently has Legal Update courses with Flood Instruction up for accreditation with the VREB, we plan to begin offering courses with Flood Instruction as early as October. As always the administrative staff will be happy assist you in choosing the correct courses, so please don't hesitate to contact us with any questions you may have.

WHAT DOES THIS MEAN FOR STUDENTS?

For **Continuing Education students:**

- If the license renews before December 31, 2015 there will be no flood instruction required.
- If the license renews after December 31 and the student has not yet taken their required Legal Update course, the student should ensure the Legal Update Course they register to attend includes VREB approved Flood Instruction.
- If the license renews after December 31 and the student has already taken their required Legal Update course. The student must register and attend a 1 hour Legal Update Course that includes VREB approved Flood Instruction. The student will receive Related Topics credit for doing so.

For **Post Licensing students:**

- The 8 hour Real Estate Law and Regulations will now include Flood Instruction. No further action is required.